AUGUST 21, 2026

TREESURE

Yew Tree Lane, Manchester M23 0FF

TREE SURVEY BS5837:2012

GUY SMALLTHWAITE
TREESURE

Table of Contents

Summary 2

Introduction 2

Scopes and Limitations 3

Survey Methodology 4

Tree Details 5

Arboricultural Impact Assessment 8

Arboricultural Method Statement 11

Precautions Inside the Construction Exclusion Zone 13

Precautions Outside the Construction Exclusion Zone 14

Appendix 1

Tree Survey Schedule

Appendix 2

Tree Constraints Plan and Tree Protection Plan

1 SUMMARY

1.1 The proposed plans are for the erection of three detached and 12 semi-detached detached dwellings with associated parking. In total there are 21 individual trees, two groups and one hedge.

1.2 There will be a requirement for Cellular Confinement to be utilised. Temporary Ground Protection will also be required (see Tree Protection Plan). There are trees in poor health (categorised as 'U' trees) although not affected by the development their removal is advised on safety grounds.

1.3 To prevent compaction and to protect of the root radial areas of the trees, all trees which are not affected by the development directly will be afforded protection (see Arboricultural Method Statement and Tree Protection Plan). Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority

2 INTRODUCTION

2.1 Guy Smallthwaite is an Arboricultural Consultant with Treesure. He has been awarded a Foundation degree in Arboriculture with the University of Central Lancashire in conjunction with Myerscough College. He is a Professional Member of the Arboricultural Association. He has over 20 years of experience within the industry.

2.2 Treesure have been instructed by Pye Mehta to produce a Tree Survey Plan in accordance with BS5837:2012. The survey was carried out on the 8th of May 2026. The weather conditions were overcast with a light breeze.

2.3 For the purposes of carrying out the tree survey, Treesure were provided with the following documents: existing and proposed plans in PDF and CAD format.

2.4 This report details the arboricultural implication of development, recommendations and protective measures.

2.5 This report provides the results of the survey and includes:

- Tree Survey Schedule
- An Assessment of Tree Quality based on BS5837: 2012
- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Tree Constraints Plan
- Tree Protection Plan

3 SCOPE AND LIMITATIONS OF THE SURVEY

3.1 The scope of the survey includes a visual inspection from ground level using the 'Visual Tree Assessment Methodology'. One site was surveyed. The brief was to conduct a Tree survey in accordance with BS5837:2012 Recommendations.

3.2 Any legal descriptions or information given by Treesure are understood to be accurate.

3.3 No responsibility is assumed by Treesure for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.

3.4 Any alteration or deletion from this report will invalidate it as a whole.

3.5 Trees are large dynamic organisms whose health and condition can change rapidly, therefore due to the changing nature of trees and other site considerations, this report and any recommendations made are only valid for a 1 -year period.

3.6 Any operational practices recommended in this report are to be undertaken by the appropriate specialist company. Operatives are to carry out the relevant risk assessment and record such information, prior to commencement of tasks and work in accordance with current Health and Safety standards, practices and legislation.

3.7 A topographical survey was supplied which located the existing individual trees on site. Tree locations not included on the topographical survey were estimated.

4. SURVEY METHODOLOGY

4.1 The tree survey was carried out using the methodology set out in BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*'.

4.2 Tree canopies or branch spread was measured in four directions N-S-E-W using a Leica Disto. This gives an accurate representation of the tree crown.

4.3 Trunk diameters are measured at breast height in mm and rounded to the nearest 10mm.

4.4 Crown clearance is the existing height above ground level of the first significant branch along with its direction of growth (e.g., 3.5 – S). Measurements are recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.

4.5 Height was measured using a Nikon Forestry Pro Laser Rangefinder. All were recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m. Stem diameter was recorded in millimetres and rounded to the nearest 10mm.

4.6 Photographs were taken on site recording any structural defects or decay/disease.

4.7 Life Stage is recorded as either Y- young, SM – Semi – Mature, EM – Early Mature, M – Mature or OM – Over Mature

4.8 Observations record the condition of the tree noting any decay/disease or physical defects

4.9 Category rating is given to all the trees surveyed. Category A (Green) Trees of high quality with an estimated remaining life expectancy of 40 years. Category B (Blue) - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Category C (Grey) - Trees of low quality with an estimated life expectancy of at least 10 years. Category U (Red) - Trees that are unsuitable for retention. Trees in

such poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

4.10 A, B and C trees are also given a sub – category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural values respectively.

4.11 Life expectancy is the length of time that the tree is estimated to make a useful contribution is expressed in years as: <10, 10+, 20+, and 40+.

5.0 PROPOSAL

For the erection of three detached and 12 semi-detached detached dwellings with associated parking.

6. TREE DETAILS

6.1 *Land*

Details of all the trees can be found in the Tree Survey Schedule in Appendix 1 and their location can be found on the Tree Constraints Plan in Appendix 2. All trees are to be protected in accordance with BS: 5837 (2012) guidelines.

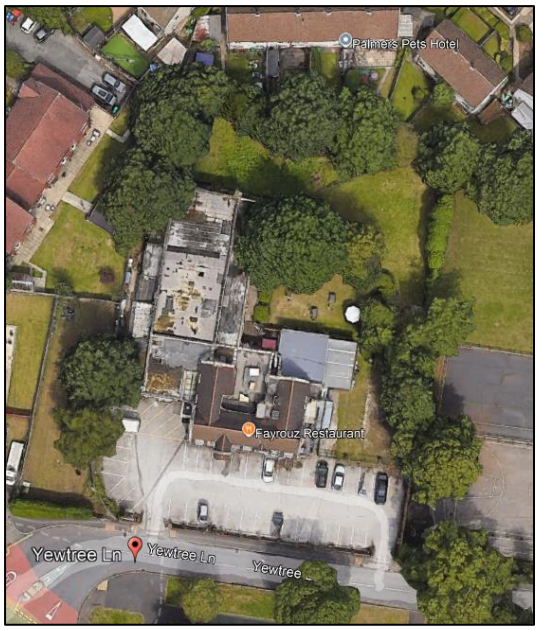


Fig 1. Aerial view of site

6.2 *Tree Protection*

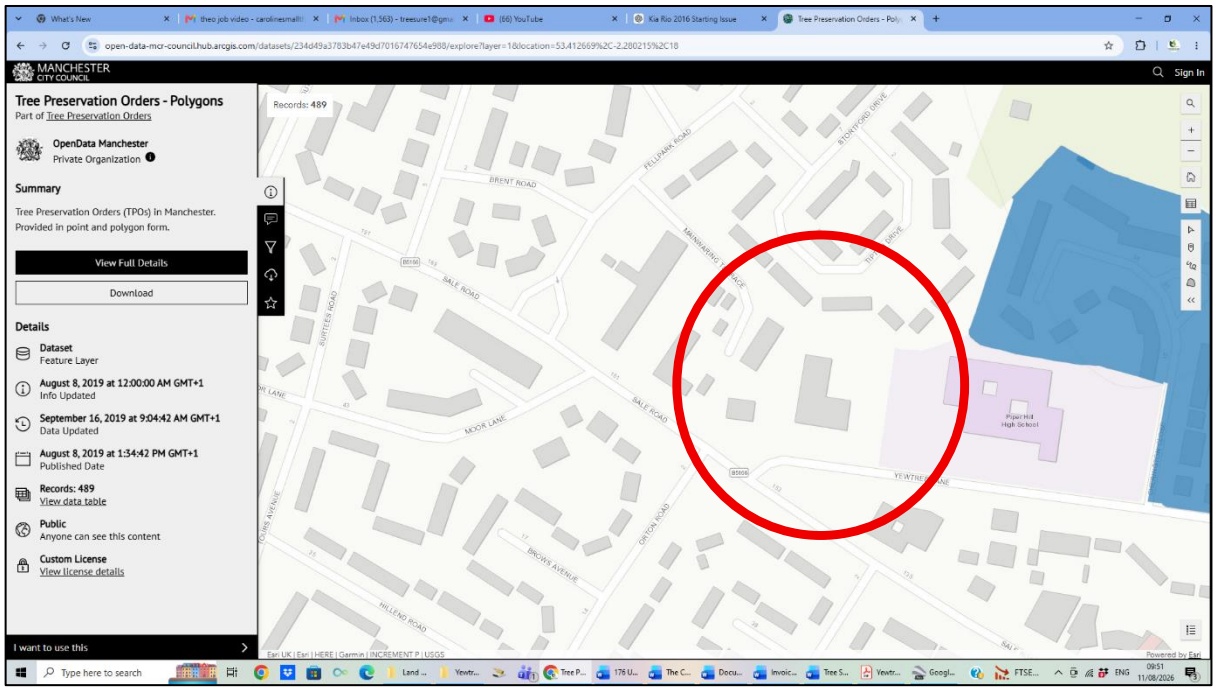


Fig 2. An image from Manchester City Council Interactive Mapping indicating that there are no Tree Preservation Orders and the site is not within a Conservation Area.

7. Legal Protection for Wildlife

7.1 Any tree work should be undertaken outside of the nesting season (1st March – 31st July inclusive), although the nesting period may start before this and extend beyond it, in many cases (e.g. barn owls can breed at any month of the year in the UK). This is to avoid impact to nesting birds and infringement of the Wildlife and Countryside Act 1981.

7.2 The quality and value of the tree stock has been broken down by BS5837 quality grade in Table 5.4 below. The grading system can be summarised as follows: For a tree to qualify under any given category, it should fall within the scope of that category's definition (U, A, B, C) and for trees in categories A to C, it should qualify under one or more of the three subcategories (1, 2, and 3). Subcategories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively.

8.0 Soil Details

The visual soil assessment revealed freely draining slightly acid sandy soils.

9.0 Plates



Plate 1. A view of the mature sycamores located in the north west corner.



Plate 2. Three self-seeded sycamores (G2) located on the east boundary.

10. Arboricultural Impact Assessment

The purpose of the assessment is to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of the site layout proposals.

Cellular confinement (no dig) is required within G2 (see Tree Protection Plan).

Successful retention of trees even when adopting a no dig method, depends upon the condition (health and vigour) of the trees and on adherence to four simple conditions.

- Roots must not be severed, cut or broken – no digging
- Ground levels must not be changed – no digging, no soil raising
- Soil must not be compacted- no tracking of vehicles
- Oxygen must be able to diffuse into the soil beneath the engineered surface – no tracking of vehicles

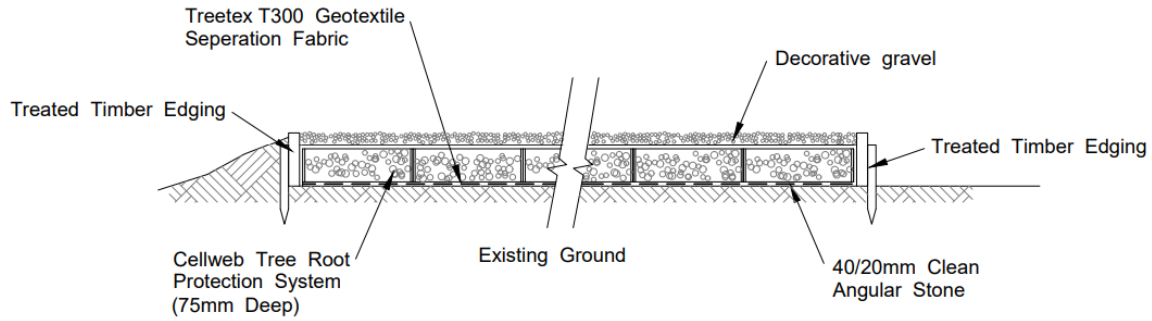


Fig 3. Cellular Confinement System (see Tree Protection Plan Appendix 2)

10.1 *Site access*

The proposed site access point will be from Yew Tree Lane.

10.2 *Tree protection during excavation*

Before any building works commence it is essential that all tree protection fencing is in place to protect the root protection areas.

10.3 It is required that building materials and waste are not stored within the Root Protection Areas of all trees surveyed and that Tree Protection Fencing is erected and kept in situ until the development is completed (see Tree Protection Plan).

Temporary Ground Protection will also be required to allow for working space within the RPAs of T8, T9, T10 and G2. The line would need to be 1.5m from the edge to allow for barriers and working space. This is approximately 1.5m from the edge of the RPA (as indicated in the Tree Protection Plan). Any access within the 1.5m of exposed RPA would be limited to pedestrian access only. For pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane.

All tree protection will remain in place throughout the development (see Tree Protection Plan).

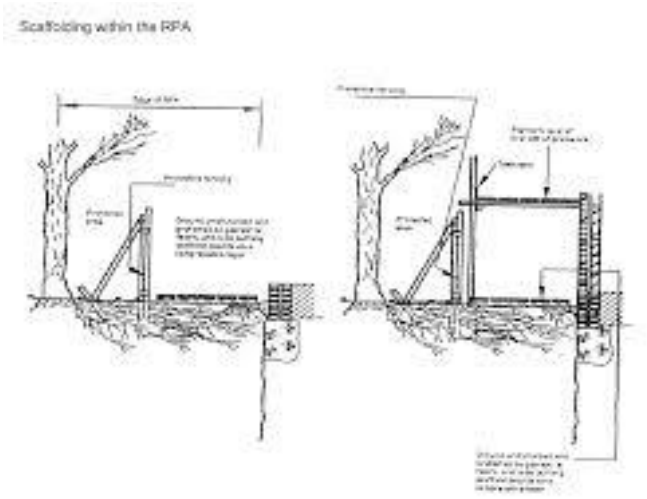


Fig 4. Protective boards and scaffolding.

10.4 *Protection of Retained Trees*

The successful retention of trees depends on the quality of protection and the procedures that are set in place to ensure that trees are protected. An Arboricultural Method Statement is an effective means of ensuring this protection. Details are set out in the Method Statement in section 11.

10.5 *Development will be carried out in the following order:*

- Temporary Ground Protection
- Tree protection fencing
- Development of site
- The removal of Tree Protection Fencing.

10.6 *Tree Dominance Zone*

If new trees are to be planted for screening or boundary it is important that the land is assessed to determine where new trees will not be subject to post development pressure for planning or removal. Consideration needs to be given to their ultimate height and spread, form, habit and colour, density of foliage and maintenance implications. It is advisable that new tree planting is kept at distances from structures of at least those in Table A.1 (see BS5837:2012). BS 4428:1989 contains recommendations and guidance on general landscape operations, with sections on preliminary investigations, drainage, grading and cultivation, tree planting, and woodland planting. Establishment of new planting can be maximised by good planting practice.

11 ARBORICULTURAL METHOD STATEMENT

11.1 The information contained within the Arboricultural Method Statement conforms to BS5837:2012. The controlling authority is Manchester City Council.

11.2 For details of the trees to be retained, their location, ground protection and Tree Protection Fencing, reference should be made to the Tree Protection Plan.

11.3 Any development activity which affects the adaptation of trees to a site could be detrimental to their health, future growth and safety. Tree species differ in their ability to tolerate change, but all tend to become less tolerant after they have reached maturity or suffered previous damage. Planning and subsequent site management aims need to minimise the effect of change.

11.4 The implementation, supervision and monitoring of a Tree Protection Plan is necessary to ensure the continued well- being of trees and to comply with BS583:2012.

12.0 Schedule of Specific Site Events

12.1 Whenever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. Effective tree protection relies on following a logical sequence of events and arboricultural inspection and supervision

12.2 *Pre- Commencement meeting*

Before any start to development a meeting should be scheduled with the site manager, tree officer and the arboricultural consultant. The extent of the tree constraints will be discussed. Working space requirements will be reviewed to consider barrier and ground protection with regard to site functionality. Any potential conflicts should be addressed and a resolution worked towards.

12.3 Tree Works

All tree works are to be carried out before there is any commencement of work for reasons of public safety and adhere to recommendations set out in BS: 3998 (2010)

12.4 *Schedule of Specific Site Events (Table 12.4)*

Stage	Action	Involved parties	Reference
1	Issue Arboricultural survey to site manager	Client/Contractor	N/A
2	Notify Arboricultural Consultant (AC) of date of pre-development meeting	Client/Contractor	N/A
3	Pre-development meeting	Site Manager	N/A
4	Installation of Tree Protection Fencing	Contractor	13.0
5	Development	Contractor	8.0
6	Remove tree protection once development is completed	Contractor	N/A

13.0 TREE PROTECTION PLAN

13.1 In accordance with BS5837:2012 the Tree Protection Plan is superimposed on to the proposed site layout plan and based on the topographical survey. In addition, the Tree Protection Plan shows the following information accompanied by descriptive text as required.

13.2 The Tree Protection measures shown in the Tree Protection Plan demonstrate the feasibility of the proposed development in relation to the retained trees. The tree Protection Plan must always be read in conjunction with the Arboricultural Method Statement (see attached Tree Protection Plan).

13.3 *Construction Exclusion Zones*

Construction exclusion zones are fenced areas of the site that protect soil, surfaces and roots in the proximity of retained trees. The area of these zones (the root protection area) is calculated as an area equivalent to a circle with a radius 12x the stem diameter in accordance with Annexe C and determined from Annexe D in the BS standards.

14.0 TREE PROTECTION FENCING

14.1 All trees that are being retained on site should be protected by barriers and /or ground protection before any materials or machinery is brought on to the site and before any demolition or development. The barrier fencing to be used would be the default type which has uprights that are driven into the ground (see Tree Constraints Plan or Fig 2 in BS5837:2012 guidelines) All weather notices should be attached to the barrier with words such as: ''CONSTRUCTION EXCLUSION ZONE- NO ACCESS'

14.2 *Stages for installation of Tree Protection Fencing*

- Hand clearance of any vegetation to allow clear working access
- Setting out of fencing
- Site meeting with arboriculturist to sign off Tree Protective Fencing
- Site now accessible for vehicular access

14.3 Once installed Tree Protection Fencing will be regarded as sacrosanct and not removed without approval of the Local Planning Authority.

14.4 Protective fencing is a condition of planning approval, if it is removed or repositioned the construction firm is in breach of a condition and may be subject to legal action.

15.0 Precautions inside the Construction Exclusion Zone

- No mechanical excavation
- No excavation without arboricultural site supervision
- No hand digging without a written method statement approved by the arboriculturist
- No lowering or raising of levels
- No storage of plant or materials
- No storage of handling of any chemicals including waste from cement mixing
- No vehicular access

15.1 Underground services

15.2 Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. Wherever possible apparatus should be routed outside Root Protection Areas. Where this is not possible it is preferable to keep apparatus together in common ducts. Inspection Chambers should be sited outside the Root Protection Areas. NJUG guidelines for the planning, installation and maintenance of utility services in proximity to trees can be followed.

16.0 PRECAUTIONS OUTSIDE THE CONSTRUCTION EXCLUSION ZONE

16.1 Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweight. Such contact can result in serious damage to the trees and might make their safe retention impossible.

16.2 Fires on site should be avoided.

16.3 Material whose spillage could cause damage to a tree should be stored and handled away from the outer edge of the RPA, downhill and at least 10m away.

17.0 CONCLUSION

17.1 Providing that the methodology prescribed on this Arboricultural Method Statement and Tree Protection Plan is strictly adhered to I would expect there to be no harmful effects on the retained trees, their health and condition should be as if there had been no development.

17.2 Contact Details for all Relevant Parties

Name	Contact Details
IAN STEVENSON (ARCHITECT)	07956694974
MANCHESTER CITY COUNCIL PLANNING DEPT	0161 234 4516
GUY SMALLTHWAITE (ARBORICULTURAL CONSULTANT)	0151 336 5060 /07765195443

18. REFERENCES

BS5837:2012 Trees in Relation to Design Demolition and Construction

BS4428:1989 Code of Practice for General Landscape Operations

Patch D, Holding B. 2007. Through the Trees to Development APN 12. Arboricultural Advisory and Information Service.

Appendix 1

Survey Schedule

Classification Key

	SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837: 2012 DATE 08/05/2026												
Ref No	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T1	Silver Birch *Betula Pendula*	11m	350mm	4	4	4	4	2 (W)	1	M	20+	B2	A single-stemmed tree in good condition with dense foliage.
T2	Sycamore *Acer pseudoplatanus*	11m	450mm, 350mm, 300mm	5	5	5	5	2 (W)	2	M	10+	C2	A large multi-stemmed 3rd party tree. It is in good condition with no apparent defects.
T3	Sycamore *Acer pseudoplatanus*	11m	439mm	4	4	3	4	3 (W)	2	M	10+	C2	The tree has a slight weight bias west. It appears to be in good condition. **Remove to facilitate the development.**
T4	Sycamore *Acer pseudoplatanus*	11m	120mm, 250mm x3	1	3	1	2	3 (SE)	2	S/M	10+	C2	A multi-stemmed tree which has been suppressed by neighbouring trees. **Temporary Ground Protection will be required.**

	SURVEY SCHEDULE COMPLIANT TO BRITISH STANDARD 5837:2012 08/05/2026												
Ref no	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T5	Sycamore *Acer pseudoplatanus*	12m	340mm	4	4	4	4	2 (N)	2	M	NA	U	In poor health with evidence of bleeding canker and also leans heavily south.
T6	Sycamore *Acer pseudoplatanus*	12m	407mm	5	5	5	5	4 (W)	3	M	20+	B2	A single-stemmed tree with a well-balanced crown It is in good condition.
T7	Sycamore *Acer pseudoplatanus*	12m	334mm	3	3	3	3	5 (W)	5	S/M	NA	U	There is significant decay and peeling bark evident.
T8	Sycamore *Acer pseudoplatanus*	12m	525mm	4	6	4	4	2 (E)	2	M	10+	C2	A potentially weak junction with included bark. **Temporary Ground Protection will be required.**
T9	Sycamore *Acer pseudoplatanus*	12m	380mm x3	5	5	5	5	3 (N)	2	M	10+	C2	A trifurcated tree which appears to be in good condition. **Temporary Ground Protection will be required.**
T10	Sycamore *Acer pseudoplatanus*	11m	500mm, 270mm, 200mm	5	5	5	5	2 (E)	1	M	10+	C2	There is some evidence of decay at the base. It is otherwise in good health with a contorted form. **Temporary Ground Protection will be required.**

Ref no	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T11	Laburnum *Laburnum anagyroides*	4m	120mm x2	0	3	2	2	1 (S)	1	Y-S/M	NA	U	Tree in poor health leaning acutely with peeling bark.
T12	Sycamore *Acer pseudoplatanus*	12m	350mm x3	6	6	6	6	1 (S)	2	M	10+	C2	A multi-stemmed tree in good condition. The main trunk is located on 3rd party land.
T13	Sycamore *Acer pseudoplatanus*	14m	680mm	2	6	5	6	2 (S)	2	M	10+	C2	It is dual stemmed with codominant stems. It is in good condition. **Remove to facilitate the development.**
T14	Sycamore *Acer pseudoplatanus*	14m	500mm, 668mm	5	5	5	5	2 (S)	2	M	20+	B2	Dual stemmed from base and in good condition with an extensive canopy. **Remove to facilitate the development.**
T15	Sycamore *Acer pseudoplatanus*	14m	334mm	3	3	3	3	4 (S)	3	S/M	10+	C2	The tree appears healthy with no apparent defects. **Remove to facilitate the development.**
T16	Oak *Quercus robur*	7m	254mm	1	1	1	1	1 (S)	2	S/M	10+	C2	Tree in poor health with poor form. **Remove to facilitate the development.**
T17	Rowan *Sorbus aucuparia*	7m	180mm x3							S/M	NA	U	A dual stemmed tree with no vitality.

Ref no	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
T18	Hawthorn *Crataegus monogyna*	7m	140mm x3	3	3	3	3	2 (N)	2	M	20+	B2	A healthy multi-stemmed tree with a well-balanced crown. **Remove to facilitate the development.**
T19	Sycamore *Acer pseudoplatanus*	8m	120mm x4	0	3	2	3	NA	1	S/M	10+	C2	A previously coppiced tree which appears to be in moderate health. **Remove to facilitate the development.**
T20	Sycamore *Acer pseudoplatanus*	9m	320mm, 200mm	4	6	3	3	3 (S)	3	M	10+	C2	A third-party tree which appears healthy with a well-balanced crown.
T21	Lime *Tilia x europaea*	15m	600mm	5	5	5	5	4 (N)	1	M	40+	A1	A third-party tree which appears healthy with a well-balanced crown.
G1	Sycamore *Acer pseudoplatanus*	9m	439mm	3	3	3	3	NA	2	M	10+	C2	A group of 2 third-party trees which appear to be in good condition.
G2	Sycamore *Acer pseudoplatanus*	9m	260mm	3	3	3	3	NA	2	S/M	101+	C2	A linear group of 3 located on the east boundary. They are in good condition. **Remove one tree to facilitate the development. Cellular confinement and Temporay Grond Protection will be required.**

Ref no	Species	Height (m)	Stem diameter (mm)	N	S	E	W	First sig branch and direction (m)	Canopy height (m)	Life stage	Estimated remaining contribution (years)	Category grading	Observations and Management recommendations
H1	Holly *Ilex aquifolium* Sycamore *Acer pseudoplatanus*	8m	180mm	2m wide				NA	Ground	S/M	10+	C2	An overgrown boundary line hedgerow in good condition.

Key: Survey Classification key

Tree no.	Numerical reference for tree on survey plan and tag number
Species.	Scientific name and common name
Height	In metres
RPA	Root Protection Area
TPP	Tree Protection Plan
TCP	Tree Constraints Plan
Stem diameter	In millimetres
Branch spread	Branch spread in metres taken at four cardinal points to give an accurate representation of the crown
First significant branch and direction	First large limb and its cardinal direction
Canopy	Clearance in metres until the start of the canopy
Life stage	Y = Young MA = Middle Aged M = Mature OM = Over Mature V = Veteran
Estimated remaining contribution	This is measured in years (<10, 10+, 20+, 40+)
Category rating	Category A (Green) Trees of high quality with an estimated life expectancy of at least 40 years
	Category B (Blue) Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
	Category C (Grey) Trees of low quality with an estimated remaining life expectancy of at least 10 years
	Category U (Dark Red) Tree of such condition that cannot be realistically retained
Subcategories	**1** Mainly arboricultural qualities **2** Mainly landscape qualities **3** Mainly cultural values, including conservation
Observations	Structural and physiological condition
Management recommendations	Remedial work needed to either improve the condition of the tree or to protect the canopy from access during development

APPENDIX 2

TREE CONSTRAINTS PLAN

TREE PROTECTION PLAN

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

- **Trees** (T1-B) — Showing Canopy extents, category colour and tag number (with category).
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B** — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **Category C** — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **Tree Groups** — Shown as dashed centre/boundary line. Colour represents category (see above)
- **BS 5837:2012 Root Protection Area**

N

1:250
0 5 10m

Drawing Title: **Tree Constraints Plan**			
Client: Pye Mehta			
Site/Project: Yewtree Lane, Wythenshawe, Manchester M23 0FF			
Scale/Sheet: 1:250 - A2	Date: 29/07/2026		
Drawing No: TS_TCP_29_7_26	Rev: 1	Drawn By: CS	Chked By: GS

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Tel: 0151 336 5060 Mob: 07765195443

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Tree Protective Fencing.
Temporary Ground Protection
Tree Protective Fencing.
Temporary Ground Protection
Tree Protective Fencing.
Tree Protective Fencing.
No dig Cellular Confinement System
Temporary Ground Protection
Tree Protective Fencing.

H1-C2
T5-U
T6-B2
T7-U
T4-C2
T8-C2
T9-C2
T10-C2
T11-U
T12-C2
G1-C2
G1-C2
T3-C2
T13-C2
T14-B2
T15-C2
T16-C2
T17-U
T18-B2
T19-C2
T20-C2
G2-C2
G2-C2
G2-C2
T2-C2
T1-B2
T21-A1

PLOT_05 2B3P 71.82 m²
PLOT_06 2B3P 71.82 m²
PLOT_07 3B4P 87 m²
PLOT_08 3B4P 87 m²
PLOT_09 2B3P 71.82 m²
PLOT_10 2B3P 71.82 m²
PLOT_04 3B4P 87 m²
PLOT_03 3B4P 87 m²
PLOT_11 2B3P 70.72 m²
PLOT_12 3B4P 87 m²
PLOT_01 3B4P 87 m²
PLOT_02 3B4P 87 m²
PLOT_15 3B4P 87 m²
PLOT_14 2B3P 70.56 m²
PLOT_13 2B3P 70.56 m²

Oak Cottage
Yew Tree Cottage
Waste Collection Point
YewTree Lane

Key

- Trees — Showing Canopy extents, category colour and tag number (with category).
- Category A — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Tree Groups — Shown as dashed centre/boundary line. Colour represents category (see above)
- BS 5837:2012 Root Protection Area
- Tree Protective Fencing
- Trees for Removal
- Ground Protection
- No dig Cellular Confinement System.

N

1:250
0 5 10m

Drawing Title: **Tree Protection Plan**
Client: Pye Mehta
Site/Project: Yewtree Lane, Wythenshawe, Manchester M23 0FF

Scale/Sheet	Date		
1:250 - A2	10/08/2026		
Drawing No	Rev	Drawn By	Chked By
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